

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta-Simeone, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Minutes  
February 13, 2012

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462  
Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

### **INFORMATION MEETING (Cont'd)- EPG Solar – See separate minutes**

**ANR, 194 Electric Avenue, Twin City Baptist Church-** Plan signed by Board. Plan separates out 47.2 acres for the proposed solar farm. Review comments as follows: Assessor: area verification – part of Map 77, Parcel 14; acreage – 47.203 acres out of 88.00, Book 1214, Page 492, no Chapter Land. Conservation Commission: wetlands to be re-demarcated. Water flow being evaluated to determine stream. Thirty foot No Touch Zone requirement. Riverfront present in northern part of stream. Notice of Intent required. Lot has solar field prepared – arrays to be reconfigured. Building Official: meets zoning requirements - area, frontage and width okay - frontage is represented to be accessed through Pleasant Street. Board of Health: no comments. Sewer Commission: not applicable – area for solar farm not in sewer district. As the Plan meets requirements for ANR approval (lot area and frontage), Motion, Ms. Bilotta-Simeone to approve ANR Plan, Mr. Bodkin Jr., Second. Motion passed.

**ANR, 821 Leominster Road, Haman Locke-** Plan presented by David Leroy, David Ross Associates, for two-lot division of a 14 acre parcel. Mr. Bodkin Jr. recused himself. Mr. Bakaysa inquired as to garage that will be left on Lot 2. Ms. Benson to follow-thru. Plan accepted for review.

**ANR, 551 Goodrich Street, Rolf Ketelaar-** Plan presented by John Visniewski, Cornerstone Land Consultants, for existing lot to be divided into 3 parcels. Stated a house will be built on Lot 3 which does not meet dimensional requirements of 175 feet through the building. Lots to be revised with appropriate dimensions and Plan resubmitted into the office

**MINUTES – APPROVAL:** Motion, Mr. Saiia, approve 1-23-12 minutes, Second, Mr. Bodkin Jr., Motion passed. Motion, Mr. Saiia, approve EPG Information Meeting 1-23-12, Second, Mr. Bodkin Jr., Motion passed.

### **NOTICES AND COMMUNICATIONS:**

**Zoning Board of Appeals-** Noted February 22, 2012 hearing for 50 Massachusetts Avenue, known as Bootlegger Restaurant, to expand deck and increase deck seating.

**MRPC Notification of Assessment-** Noted and on file in Planning Office.

**MRPC Request for Service Delivery-** Noted and on file in Planning Office.

**K&P Memo to Municipal Clients-** Noted regarding Appeals Court Decision rejecting need for variance when altering or expanding nonconforming single and two-family dwellings. Memorandum on file in Planning Office.

**Guide to Zoning & Land Use for Renewable Energy-** Noted and on file in Planning Office.

#### **COMMITTEE REPORTS:**

**MJTC-** No report.

**MRPC-** Mr. Bodkin Jr. noted Commission discussion with auditor who noted that communities have to reflect pension liability, but do not have to put the funds away.

**DPW Building Committee-** Ms. Bilotta-Simeone noted goal is to have project completed by end of week. The main offices are completed; steel garage should be completed this week. The Committee is reviewing the goals and objectives from the Feasibility Study to see if they were accomplished and reviewing each line item to see where monies were saved.

**Capital Planning Committee-** Ms. Benson noted proposed FY13 Plan was submitted to Town Manager.

**School Building Committee-** Mr. Lockwood noted the Town has been approved by the State funding agency for funding eligibility if there is consolidation of the high school and middle school. He also noted Mr. Londa's presentation to the School Committee regarding challenges and required remedies to the existing facilities. The Committee hopes to have a presentation for the Town in May.

**Green Community Task Force (GCTF)-** Mr. Bakaysa noted February 6<sup>th</sup> joint meeting held with Planning Board for input/discussion regarding a new solar bylaw for the Town.

#### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Open Space Ad Hoc Committee – Agricultural-** Committee continues to look at a Right-To-Farm bylaw. Committee currently compiling list of Lunenburg farmers. Information will be provided to Board of Selectmen for determination if Town wishes to pursue a Right-To-Farm bylaw.

**Caucus-** March 19<sup>th</sup>. Ms. Bilotta-Simeone up for reelection. Master Planning Workshop will be rescheduled from this date. Date to be determined at next Board meeting.

**May 2012 Town Meeting-** May 5<sup>th</sup>. Warrant closes March 26<sup>th</sup>.

**Remote Participation-** Select Board has yet to determine parameters and logistics of procedure.

#### **DEVELOPMENT STATUS REPORTS:**

**Asian Imperial, 332 Massachusetts Avenue-** Fencing constructed at property rear. No earth work underway – awaiting foundation plan.

**DPW Facility, Chase Road-** Progress Reports submitted and on file in Planning Office.

**Emerald Place at Lake Whalom, 10 Lakefront-** Interior finish work complete at 56 Carousel Lane. Two additional villa foundations; Carousel Lane and Great Pond Road. This totals four new villa foundations.

#### **MEETING SCHEDULE:**

February 20 – Master Planning workshop will not be held due to holiday.

February 27 – Planning Board meeting, Ritter Building

**Mr. Bakaysa opened the floor to Public Comment** None.

**MEMBER INFORMATION & ISSUES:** During the rebroadcast of meetings minutes, Mr. Bodkin Jr. requested that local access channel note meeting date at bottom of screen. Ms. Benson to follow-thru.

Zoning bylaws passed at December Special Town Meeting distributed to Board members.

Noted Special Permit Modification application received from Verizon for antenna expansion on existing tower at 621 Chase Rd.

**New England Farms, 134 Leominster Shirley Road, SMD Development LLC-** Presentation by Anthony Cleaves, Whitman and Bingham Associates. Also present were owner/applicant Mickey Higgins, SMD Development, Tom Pratt, SMD Development, and Chris Tymula, MHF Design Consultants. Project is for a gas station and 3,500 square foot convenience store with drive-thru donut shop. Will tie into water and sewer on Pioneer Drive. Property was re-zoned at May 2011 Town Meeting from Office Park and Industrial to Commercial. Applicant will also go before Zoning Board of Appeals for two special permits – for gas station use and drive-thru window. Have filed with Conservation Commission for work within 500 feet of wetlands. Will file with Sewer Commission for connection on Pioneer Drive. Will apply to Leominster for water connection – even though water main is located in Lunenburg, it is a Leominster water main.

Mr. Tymula presented design overview. Eight fuel dispensers with canopy. Standard flat roof canopy over fuel dispensers. Underground fuel storage tanks to be located in northern corner of parcel. Twenty-eight parking spaces located to the sides and front of site. Access from both Pioneer Drive and Leominster Shirley Road. Landscape plan shows low growth vegetative cover. Architecture is New England style – shingles, brick veneer at bottom, composite cement board for siding. Lights will have full cutoff shields; therefore not shining onto abutting properties. Automated Teller Machine (ATM) on site.

Board members had questions regarding traffic flow and density, location of restrooms, location of signage, traffic flow at drive-thru, and landscape screening and canopy design in relation to Zoning Bylaw Section 4.6.5. Design Standards. Mr. Higgins responded that he feels emphasis should be placed on the building and that a flat-roof canopy allows the building to be visible; a pitched-roof canopy blocks the building. Mr. Tymula noted that screening along the front of the road will hurt the development as it will limit visibility onto the site. A fence and retaining wall will be on the Pioneer Drive side as the site will be lower than the street. Free standing signage will be located on Leominster Shirley Road and at the entrance off Pioneer Drive. Anticipated construction time is 16 weeks. Hours of operation would be 5 AM – 11 PM. Mr. Higgins inquired if the sign bylaw addresses internally illuminated oil company signs and LED digital price signs that would be located on the two free-standing signs. Mr. Bakaysa noted that would be looked at during the Development Plan Review process. Mr. Higgins noted a local station that Board members could view for similar signage.

**ADJOURNMENT:** Motion, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., Motion passed. Adjourned 8:25 PM.